



# LAKE COUNTY PLANNING & ZONING BOARD

## MEETING INFORMATION

### Location & Time

Lake County Commission  
Chambers  
2<sup>nd</sup> Floor, County  
Administration Building  
315 West Main Street  
Tavares, FL 32778-7800

### Planning & Zoning Board Members

Paul Bryan, Chairman  
(District 5)

Timothy Morris, Vice  
Chairman (District 1)

Ted DeWitt (District 2)

Lorenzo G. John Ameri  
(District 3)

Rick Gonzalez (District 4)

Jim Miller, School Board,  
Representative

Kasey Kesselring, At-Large  
Representative

Donald L. Heaton,  
Ex-Officio, Non-Voting  
Military Representative

## AGENDA JULY 11, 2012

The Lake County Planning & Zoning Board is an advisory board to the Board of County Commissioners (BCC). It is responsible for reviewing changes to the Comprehensive Plan, zoning, conditional uses, mining site plans, and making recommendations on these applications to the Board of County Commissioners. Planning & Zoning Board meetings are held the first Wednesday of each month.

The recommendations of the Planning & Zoning Board are transmitted to the Board of County Commissioners (BCC) for their consideration at a scheduled public hearing; these cases will be heard at the BCC hearing at 9:00 a.m., or soon thereafter, on Tuesday, July 24, 2012 in the location specified.

### Board of County Commissioners

Jennifer Hill, Vice Chair	District 1
Sean Parks	District 2
Jimmy Conner	District 3
Leslie Campione, Chairman	District 4
Welton G. Cadwell	District 5

### County Staff

Darren S. Gray, County Manager  
David Heath, AICP, Deputy County Manager  
Sanford A. Minkoff, County Attorney  
Erin Hartigan, Assistant County Attorney

### Growth Management Department Staff

Amye King, AICP, Director, Department of Growth Management  
Brian T. Sheahan, AICP, Planning Manager, Division of Planning & Community Design  
Steve Greene, AICP, Chief Planner, Division of Planning & Community Design  
Rick Hartenstein, AICP, Senior Planner, Division of Planning & Community Design  
Melving Isaac, Planner, Division of Planning & Community Design  
Jennifer Cotch, Environmental Specialist, Division of Planning & Community Design  
Ann Corson, Office Associate IV

**For any questions, comments, or concerns, please contact the Planning & Community Design Division at (352) 343-9641 or email [planning@lakecountyfl.gov](mailto:planning@lakecountyfl.gov).**

**LAKE COUNTY PLANNING & ZONING BOARD**  
**July 11, 2012**  
**AND**  
**LAKE COUNTY BOARD OF COUNTY COMMISSIONERS**  
**July 24, 2012**

- I. Pledge of Allegiance**
- II. Invocation**
- III. Agenda Update**
- IV. Minute Approval**
- V. Consent Agenda**

*The Consent Agenda contains items that are recommended for approval and that are not controversial. The Planning & Zoning Board/BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member, or member of the public.*

<b>Tab 1</b>	<b>PH#20-12-3</b>	BLR-Windmill Rd. Commercial, LLC/J. Hall, AICP BLR-Windmill PUD Rezoning
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<b>Tab 2</b>	<b>PH#21-12-3</b>	Floribra-Windmill 27 I & II, LLC/J. Hall, AICP Floribra-Windmill PUD Rezoning
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**VI. Rezoning Agenda - Regular**

<b>Tab 3</b>	<b>PH#25-12-3</b>	Northside Christian Church of Fruitland Park/ Alan Wayne Bradley/Northside Christian Church
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<b>Tab 4</b>	<b>PH# 16-122-4</b>	Timothy J. Bailey/T. Green, AICP, ASLA Tim Bailey PUD Rezoning
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<b>Tab 5</b>	<b>PH# 24-12-5</b>	Central Florida Council of the BSA/M. Harding, P.E/ L&M Williams Family Scout Reservation-BSA
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**VII. Other Business**

**VIII. Adjourn**

**CASE NO:** PH#20-12-3

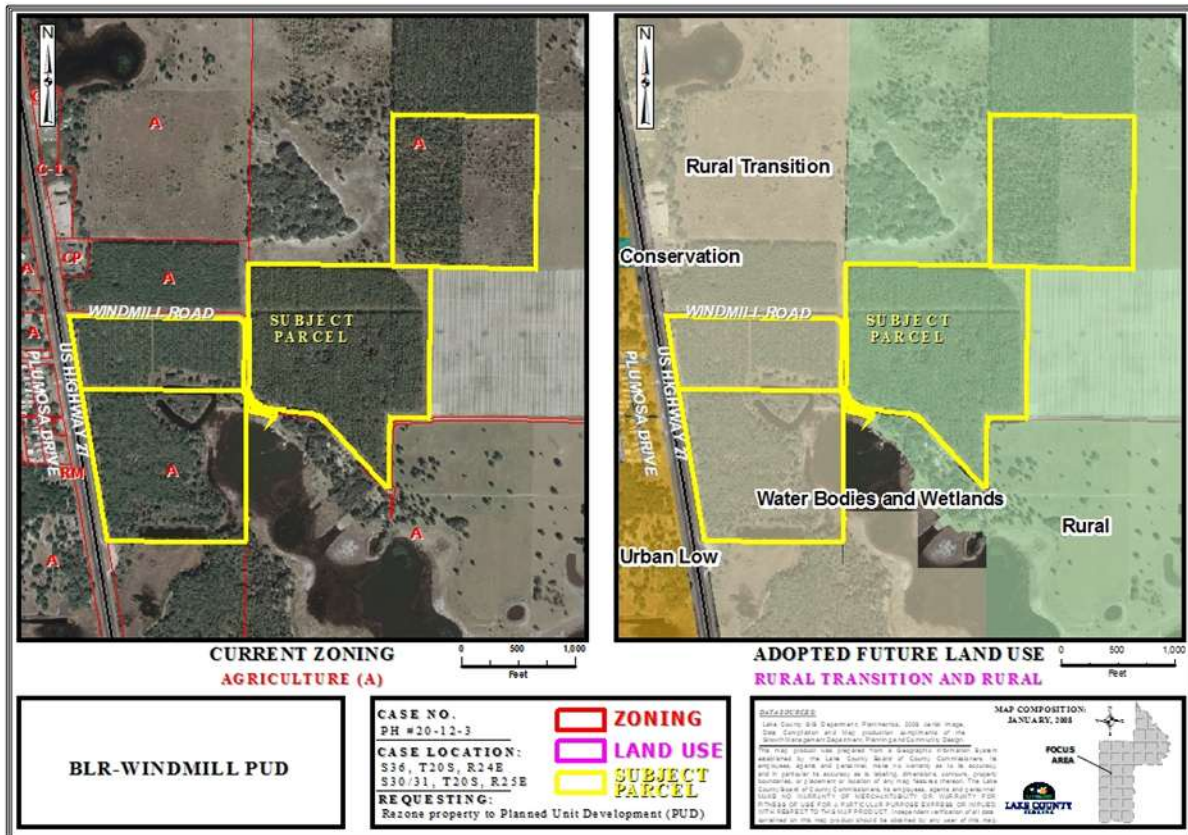
**TAB NO:** 1

**OWNER:** BLR-Windmill Road Commercial, LLC & BLR-Windmill Road Residential, LLC

**APPLICANT:** Jim Hall, AICP (VHB/Miller-Sellen, Inc.)

**PROJECT NAME:** BLR-Windmill PUD

**GENERAL LOCATION:** Leesburg area, east of U.S. Highway 27 and Windmill Road intersection



**REQUESTED ACTION:** The Applicant seeks approval to rezone property from Agriculture (A) to Planned Unit Development (PUD) to facilitate development of a rural conservation subdivision.

**SIZE OF PARCEL:** 158.4 +/- acres

**FUTURE LAND USE:** Rural Transition and Rural

**STAFF RECOMMENDATION:** Staff recommends Approval, with conditions, as set forth in the proposed Ordinance.

**CASE NO:** PH#21-12-3

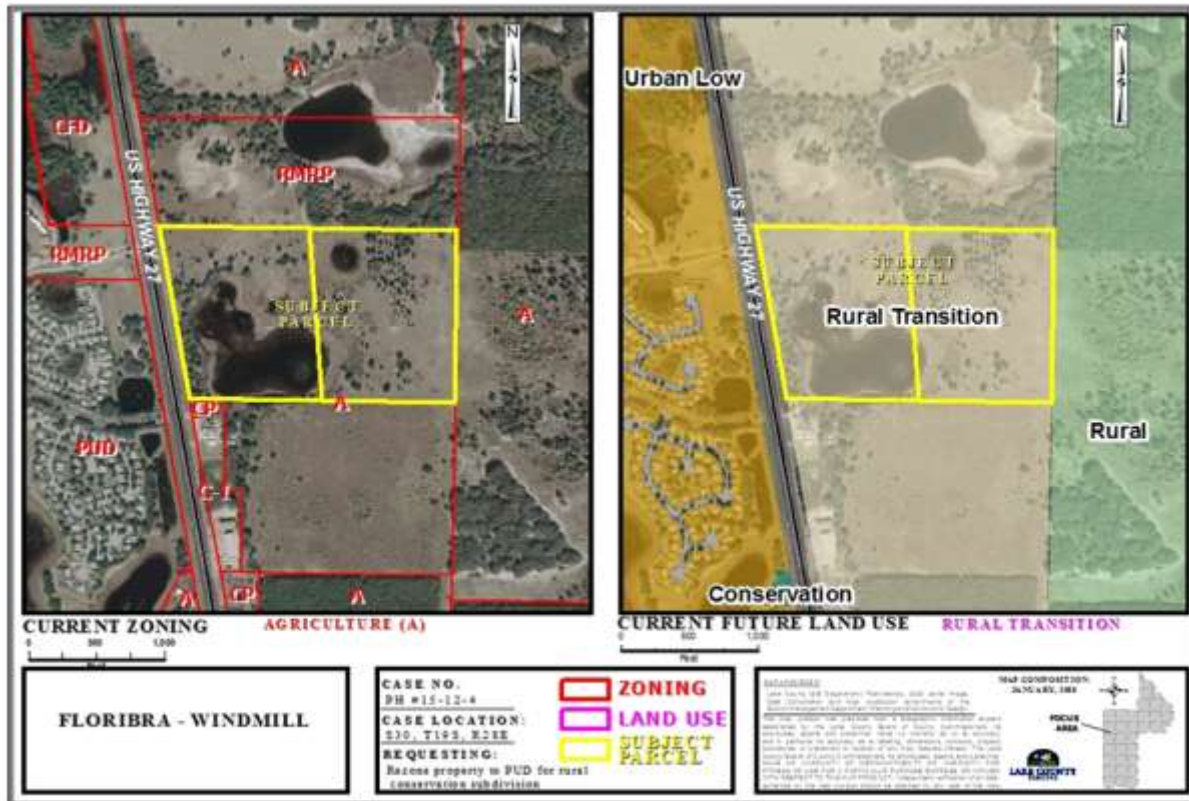
**TAB NO:** 2

**OWNER:** Floribra-Windmill 27 II, LLC & Floribra-Windmill 27 I, LLC

**APPLICANT:** Jim Hall, AICP (VHB/Miller-Sellen, Inc.)

**PROJECT NAME:** Floribra-Windmill PUD Rezoning

**GENERAL LOCATION:** Leesburg area, along the east side of US 27, south of CR 48



**REQUESTED ACTION:** The Applicant seeks approval to rezone property from Agriculture (A) to Planned Unit Development (PUD) to facilitate development of a rural conservation subdivision.

**SIZE OF PARCEL:** 65.68 +/- acres

**FUTURE LAND USE:** Rural Transition

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the PUD rezoning for rural conservation subdivision, with conditions, specified in the proposed ordinance.

**CASE NO:** PH#25-12-5

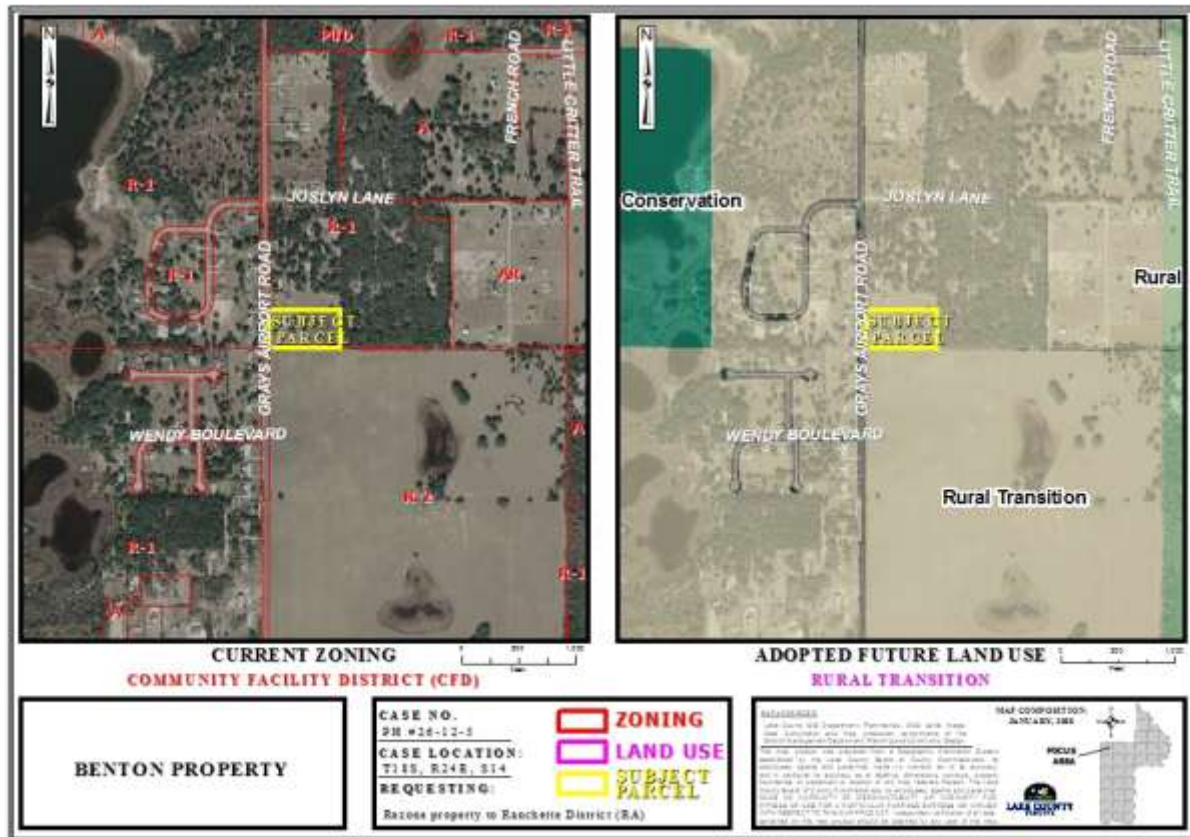
**TAB NO:** 3

**OWNER:** Northside Christian Church of Fruitland Park

**APPLICANT:** Alan Wayne Bradley

**PROJECT NAME:** Northside Christian Church

**GENERAL LOCATION:** Fruitland Park area, East of US 27 and North of East Nest Road.



**REQUESTED ACTION:** Amend Community Facility District (CFD) Ordinance #60-87 to add land area and parsonage use.

**SIZE OF PARCEL:** 11.6 +/- acres

**FUTURE LAND USE:** Urban Medium

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the rezoning request, with conditions.

**CASE NO:** PH#16-12-4

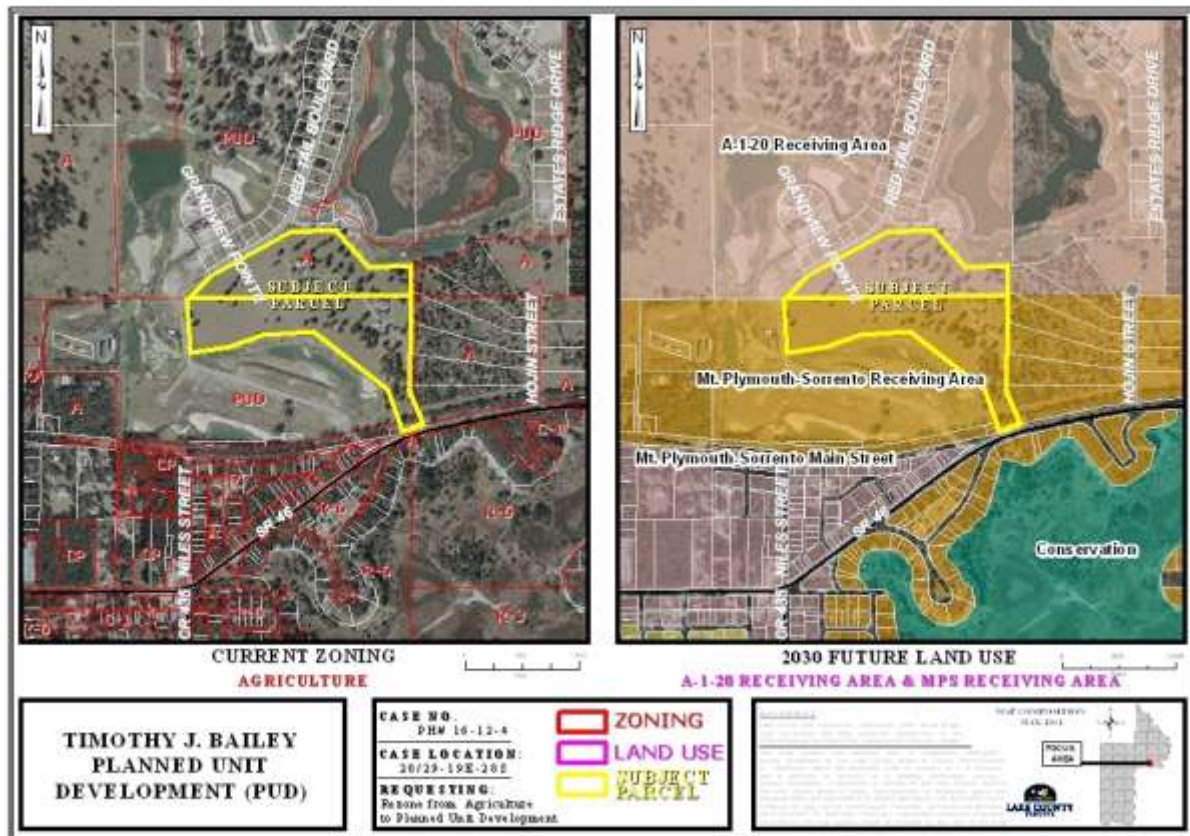
**TAB NO:** 4

**OWNER:** Tim J. Bailey

**APPLICANT:** Tim Greene, AICP, ASLA/Green Consulting Group

**PROJECT NAME:** Tim Bailey PUD Rezoning

**GENERAL LOCATION:** Mount Plymouth area adjacent to Heathrow Country Estates on SR 46.



**REQUESTED ACTION:** Rezone 37.2 +/- acres from Agriculture (A) to Planned Unit Development (PUD) utilizing transferable development rights from the WRPA Sending Areas to create a seventy-three (73) lot subdivision.

**SIZE OF PARCEL:** 39 +/- acres

**FUTURE LAND USE:** WRPA A-1-20 Receiving Area & Mt. Plymouth/Sorrento (MPS) Receiving Area

**STAFF RECOMMENDATION:** Staff recommends **Approval, with conditions**, as set forth in the proposed Ordinance.

**CASE NO:** PH#24-12-5

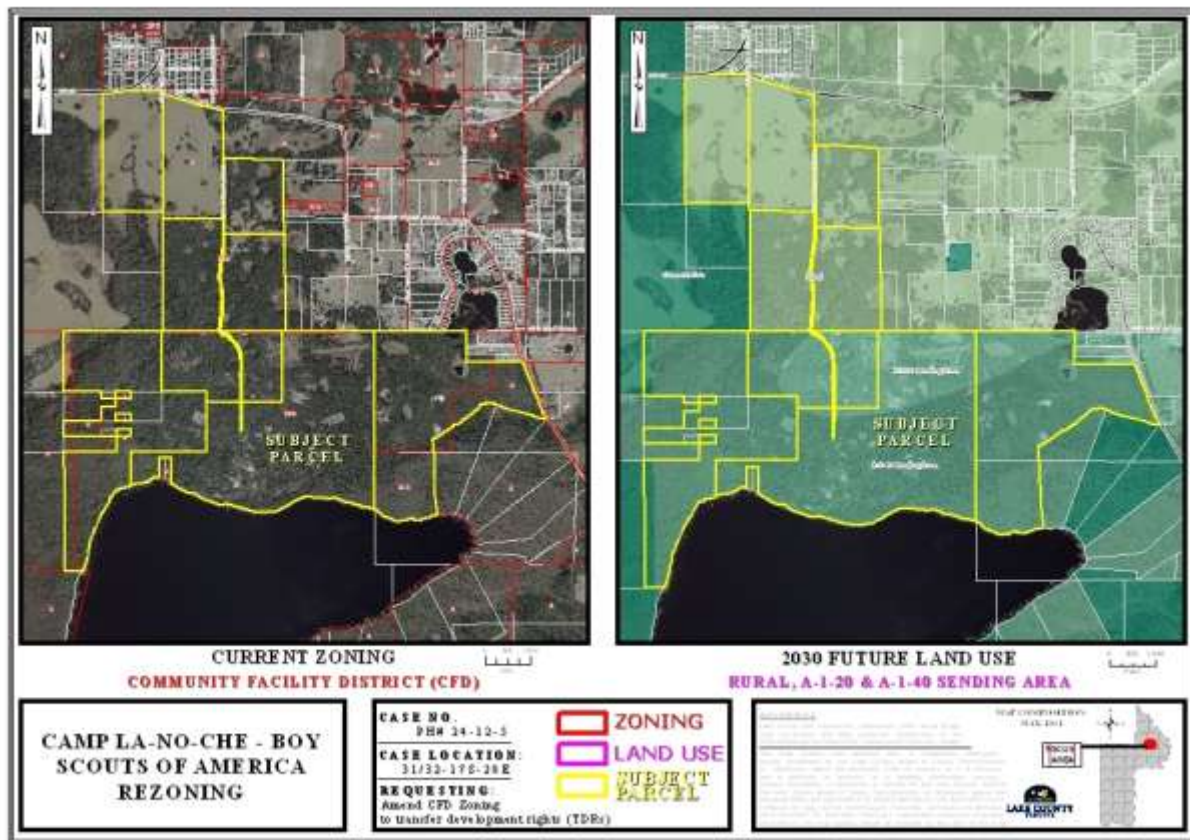
**TAB NO:** 5

**OWNER:** Central Florida Council of the Boy Scouts of America

**APPLICANT:** Mike Harding P.E.

**PROJECT NAME:** L&M Williams Family Scout Reservation/BSA

**General Location of Project** – Paisley area – CR 42 east of Maggie Jones Road, 41940 Boy Scout Road.



**REQUESTED ACTION:** Amend Ord.#2003-110, Ord.#2008-66, into one Ordinance and to remove some development rights for transfer to Alternate Key #1597765 and 1597366, (T. Bailey property).

**SIZE OF PARCEL:** 1,080+/- acres

**FUTURE LAND USE:** Rural/Wekiva Sending A-1-20 & A-1-40

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the CFD zoning request, with conditions, to facilitate the transfer sixty-six (66) development rights from the existing Boy Scout Camp property, while continuing the existing permitted uses for the camp.